046.0	0004	0028.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	934,800 / 934,800
					USE VALUE:	934,800 / 934,800
					ASSESSED:	934,800 / 934,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47	-51	LEWIS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DINUCCI DARIN P
Owner 2:	
Owner 3:	
Street 1:	294 HARVARD ST
Street 2:	
Twn/City:	MEDFORD
St/Prov:	MA Cntry: Own Occ: N
Postal:	02155 Type:

PREVIOUS OWNER

Owner 1:	DINUCCI DARIN P/TRUSTEE -
Owner 2:	DINUCCI TRUST -
Street 1:	47 LEWIS AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .124 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1900, having primarily Vinyl Exterior and 3132 Square Feet, with 4 Units, 2 Baths, 2 3/4 Baths, 0 HalfBath, 20 Rooms, and 10 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	5400.000	469,200		465,600	934,800
Total Card	0.124	469,200		465,600	934,800
Total Parcel	0.124	469,200		465,600	934,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 298.47 /Parcel: 298.47

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 046.0-0004-0028.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	111	FV	469,200	0	5,400.	465,600	934,800		Year end	12/23/2021
2021	111	FV	469,200	0	5,400.	465,600	934,800		Year End Roll	12/10/2020
2020	111	FV	445,500	0	5,400.	465,600	911,100	911,100	Year End Roll	12/18/2019
2019	111	FV	400,700	0	5,400.	494,700	895,400	895,400	Year End Roll	1/3/2019
2018	111	FV	400,700	0	5,400.	360,800	761,500	761,500	Year End Roll	12/20/2017
2017	111	FV	377,000	0	5,400.	314,300	691,300	691,300	Year End Roll	1/3/2017
2016	111	FV	377,000	0	5,400.	267,700	644,700	644,700	Year End	1/4/2016
2015	111	FV	341,300	0	5,400.	261,900	603,200	603,200	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3933

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DINUCCI DARIN P	60359-422		10/30/2012	Convenience	99	No	No		
DINUCCI DARIN P	46825-371		1/17/2006	Family	1	No	No		
FERREIRA GAIL V	28925-438		8/4/1998		310,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/7/2002	8	Siding	11,780	C				INSTALL VINYL SIDI
6/8/2001	400	Wood Dec	1,800	O				
12/10/1998	842	Alterati	5,000					INTERIOR RENOVATIO

ACTIVITY INFORMATION

Date	Result	By	Name
1/28/2021	Mail Update	MM	Mary M
11/28/2018	MEAS&NOTICE	CC	Chris C
4/13/2009	Meas/Inspect	163	PATRIOT
2/3/2003	External Ins	PM	Peter M
3/7/2000	Measured	263	PATRIOT
10/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		5400		Sq. Ft.	Site		0	80.	1.08	1									465,601						465,600	

USER ACCT

33001

GIS Ref

GIS Ref

Insp Date

11/28/18

!3933!

PRINT

Date	Time
12/29/21	23:48:21

LAST REV

Date	Time
01/28/21	12:41:40

mmcmakin

USER DEFINED

Prior Id # 1:	33001
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA: 0.12397 | Total SF/SM: 5400 | Parcel LUC: 111 Apts. 4-8 | Prime NB Desc ARLINGTON | Total: 465,601 | Spl Credit | Total: 465,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	20 - Apts 4-8		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	4	Total:	4
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	4		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	4	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.98524904
Const Adj.:	0.98990101
Adj $ / SQ:	136.542
Other Features:	188500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	680032
Depreciation:	210810
Depreciated Total:	469222

COMMENTS

2 UNITS GAS/STEAM 2 UNITS OIL/STEAM.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	20	BRs:	10	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
2	4	2	
Totals			
4	20	10	

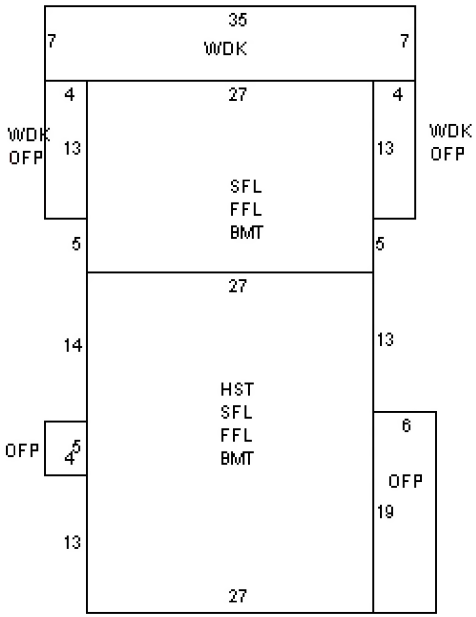
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	136.54
Special Features:	0	Val/Su Net:	92.56
Final Total:	469200	Val/Su SzAd	149.81

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,350	40.960	55,299
FFL	First Floor	1,350	136.540	184,332
SFL	Second Floor	1,350	136.540	184,332
HST	Half Story	432	136.540	58,986
WDK	Deck	349	8.780	3,063
OFP	Open Porch	238	23.200	5,521

Net Sketched Area:	5,069			Total:	491,533
Size Ad	3132	Gross Area	5501	FinArea	3132

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

046.0-0004-0028.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	